

WARRANTY DEED, JOINTLY FOR LIFE WITH REMAINDER TO SURVIVOR

This instrument was prepared by:
B. CHRISTOPHER BATTLES
3150 HIGHWAY 52 WEST
PELHAM, AL. 35124

Send tax notice to:
J. Thomas Traywick and Betty J. Traywick
986 Highway 35
Pelham, Alabama 35124

**STATE OF ALABAMA
COUNTY OF SHELBY**

Know All Men by These Presents: That in consideration of **Five hundred and no/100 (\$500.00)** to the undersigned grantor (whether one or more), in hand paid by the grantee herein, the receipt where is acknowledged, I or we, **Betty J. Traywick f/k/a Betty Jean Nix and J. Thomas Traywick, wife and husband** (herein referred to as grantor, whether one or more), grant, bargain, sell and convey unto **J. Thomas Traywick and Betty J. Traywick** (herein referred to as grantee, whether one or more), the following described real estate, situated in **Shelby County, Alabama**, to-wit:

See attached Exhibit "A"

Mineral and mining rights excepted.

Subject to existing easements, restrictions, set-back lines, rights of way, limitations, if any of record.

To Have and to Hold to the said grantee, as joint tenants, with right of survivorship, their heirs and assigns forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and, if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do, for myself (ourselves) and for my (our) heirs, executors and administrators, covenant with said grantee, his, her or their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise stated above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will, and my (our) heirs, executors and administrators shall warrant and defend the same to the said grantee, his, her or their heirs and assigns forever, against the lawful claims of all persons.

In Witness Whereof, I (we) have hereunto set my (our) hand(s) and seal(s) this 2nd day of May, 2001.

Witness

Betty J. Traywick (Seal)
Betty J. Traywick f/k/a Betty Jean Nix

Witness

J. Thomas Traywick (Seal)
J. Thomas Traywick

**STATE OF ALABAMA
COUNTY OF SHELBY**

I, **B. CHRISTOPHER BATTLES**, a Notary Public in and for said County, in said State, hereby certify that **Betty J. Traywick f/k/a Betty Jean Nix and J. Thomas Traywick, wife and husband**, whose name(s) are signed to the foregoing conveyance, and who are known to me, acknowledged before me on this day that, being informed of the contents of this conveyance, they executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 2nd day of May, 2001.

Notary Public
My Commission Expires: 02-25-05

05/15/2001-19582
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

Inst # 2001-19582

EXHIBIT "A"
LEGAL DESCRIPTION

From the Northeast corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West, run Southerly along the East boundary line of said South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West 616.52 feet to a point in the center of a dirt road; thence turn an angle of 102 degrees 43 minutes to the right and run Northwesterly along the center of said dirt road for 292.5 feet; thence turn an angle of 05 degrees 49 minutes to the left and continue Northwesterly along the center of said dirt road 68.7 feet to the point of beginning of the land herein described; thence continue Northwesterly along the center of said dirt road 210.0 feet to a point on the center line of Fungo Public Road; thence turn an angle of 105 degrees 45 minutes to the right and run Northeasterly along the center of said Fungo Public Road for 110.0 feet; thence turn an angle of 74 degrees 15 minutes to the right and run Southeasterly for 210.0 feet; thence turn an angle of 105 degrees 45 minutes to the right and run Southwesterly 110.0 feet to the point of beginning. This land being a part of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 18, Township 20 South, Range 2 West. Excepting, however, from the above described land the right-of-way of the Fungo Public Road as now located.

Located in Shelby County, Alabama.

Inst # 2001-19582

05/15/2001-19582
10:01 AM CERTIFIED
SHELBY COUNTY JUDGE OF PROBATE
002 CJ1 14.50

B. J. [Signature]